

C-2 (Community Commercial) Fact Sheet

Purpose

To provide for highway commercial and planned commercial centers which cater to community and regional shoppers, occupy relatively large sites, and require access to major thoroughfares.

Allowed Uses

- Hospice
- Institutional residential uses
- College/university
- Nonprofit club or lodge
- Museum or library
- Nonprofit service organizations
- Schools, private or special
- Adult care or day care centers
- Indoor recreation
- Medical offices
- Professional offices
- Outdoor recreation
- Boutique hotel (7 to 30 rooms)
- Hotel/motel (more than 30 rooms)
- Personal services
- Restaurants
- Retail sales
- Convenience store without gas pumps
- On site parking
- Helicopter landing area
- Ice vending machine



Limited Uses

- Minor utilities
- Commercial parking
- Animal care (outdoor)
- Convenience store with gas pumps
- Mobile vending
- Pawnshop
- Title loans/check cashing
- Vehicle rental
- Vehicle sales and leasing, new or used
- Self-service storage
- Vehicle repair
- Drive through facility
- Home occupations
- Mobile vending
- Outdoor dining
- Outdoor display
- Outdoor storage, limited

Conditional Uses

(Must contact the Planning Department for an application)

- Multifamily residential
- Social service and educational uses
- Place of worship
- Firearm training and sports facilities (indoor)
- Massage and tattoo businesses
- Microbrewery
- Sale or rental of machinery
- Car wash

Lot Requirements

Minimum Lot Size: 20,000 square feet

Minimum Lot Frontage: 100 feet

Minimum Front Setback: 125 feet from an arterial street
(measured from street centerline) 90 feet from a collector road
55 feet from all other streets
20 feet from a service drive (measured from property line)

Minimum Rear Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)

Minimum Side Setback: 20 feet (can be reduced to 3 feet bordering C-1/C-C/C-2 properties)